

This instrument was prepared by
(Name) Kenneth D. Wallis, Attorney

270

(Address) Suite 107/1009 Montgomery Highway South, Birmingham, Al. 35216

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS:
Shelby COUNTY }

Five Thousand and No/100 ----- Dollars

That in consideration of

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

HORACE H. SAXON AND WIFE, SAMYE SUE SAXON

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

J & R HOMES, INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A part of NW $\frac{1}{4}$ -SW $\frac{1}{4}$ of Section 8 Township 20 South, Range 1 West and more particularly described as follows: Commence at the northwest corner of said NW $\frac{1}{4}$ -SW $\frac{1}{4}$ of Section 8 and run south along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 492.10 feet to a point on the south line of a 60' right of way for a road. Said point being the point of beginning. Thence continue along preceding course for a distance of 188.51 ft; thence turn an angle to the left of 127 degrees 13' and run a distance of 585.96' to the west right of way of a county road. Thence turn an angle to the left of 69 degrees 08' and run along said west right of way of county road for a distance of 133.74 feet to the south line of a 60 foot right of way for a road; thence turn an angle to the left of 100 degrees 42' and run a distance of 103.09 feet along said south line of a 60 foot right of way of a road; thence turn an angle to the left of 10 degrees 10' and continue along the south line of a 60 foot right of way for a road for a distance of 427.10 feet to the point of beginning. Containing 1.91 acres, more or less.

Mineral, oil, gas and mining rights reserved.

Subject to the following:

An outstanding Wildlife Preserve Lease by and between Gul States Paper Corporation and East Saginaw Hunt Club dated April 14, 1975 which expires July 1, 1978.

THIS DEED IS GIVEN TO REPLACE THAT CERTAIN DEED EXECUTED BY THE GRANTORS AND DELIVERED TO THE GRANTEE ON 6th DAY OF January, 1978. SAID DEED WAS LOST BEFORE RECORDING. IT IS UNDERSTOOD EXPRESSLY THAT THE GRANTOR'S WARRANTIES ARE LIMITED TO THOSE MADE IN THE ORIGINAL DEED.

TO HAVE AND TO HOLD to the said grantee, ~~XXXXXX~~ their ~~XXX~~ and assigns forever.

And~~s~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEE~~s~~, their ~~XXX~~ and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and~~we~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE~~s~~, their ~~XXX~~ and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands(s) and seal(s), this 6th day of April, 1978.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED. (Seal)

Horace H. Saxon (Seal)
HORACE H. SAXON

1978 APR 10 AM 10:53 (Seal)

(Seal)

SAMY SUE SAXON

Samy S. Saxon (Seal)

JUDGE OF PROBATE (Seal)

Deed 300
Rec. 1.50
Ded. 1.00
7.50

General Acknowledgment

STATE OF ALABAMA }
Shelby COUNTY }

the undersigned

I, Horace H. Saxon and wife, Samye Sue Saxon, a Notary Public in and for said County, in said State, hereby certify that s are whose name s are signed to the foregoing conveyance, and who they are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of April

A. D., 1978

My commission expires: 10-18-80

Patricia Randolph Throster

Notary Public

Jack C -